

**MINUTES OF THE  
EDINA HOUSING AND REDEVELOPMENT AUTHORITY  
HELD AT CITY HALL  
JULY 20, 1999 - 7:00 P.M.**

**ROLLCALL** Answering rollcall were Commissioners Faust, Hovland, Kelly, and Vice Chair Maetzold.

**CONSENT AGENDA ITEMS APPROVED** Motion made by Commissioner Hovland and seconded by Commissioner Faust approving the Consent Agenda as presented.

Rollcall:

Ayes: Faust, Hovland, Kelly, Maetzold

Motion carried.

**\*MINUTES OF THE REGULAR MEETING OF THE EDINA HOUSING AND REDEVELOPMENT AUTHORITY FOR JULY 6, 1999, APPROVED** Motion made by Commissioner Hovland and seconded by Commissioner Faust approving the Minutes of the July 6, 1999, Regular Meeting.

Motion carried on rollcall vote - four ayes.

**CLAIMS PAID** Commissioner Kelly made a motion approving payment of the following claims as shown in detail on the Check Register dated July 15, 1999, and consisting of one page totaling, \$133,466.03. Member Faust seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Kelly, Maetzold

Motion carried.

**KUNZ/LEWIS PROPERTY UPDATE** Executive Director Hughes explained on July 6, 1999, the council briefly discussed the status of the Kunz Oil/Lewis Engineering properties with particular reference to the year-end deadline for using TIF for social, cultural and recreational purposes. The Council generally agreed to proceed to consider private development proposals for the properties (and potentially other properties) which could include a public library and senior center. The Council questioned if such proposals should be solicited only from developers who previously submitted proposals or if new proposals should be accepted. Council Members noted that some circumstances with respect to the properties had changed and, therefore, new proposals may be appropriate. The changed circumstances included, 1) the possibility of incorporating additional properties into the development area, and 2) the City's interest in including public facilities in the project.

The HRA's Request for Proposal (the "RFP") was sent to 28 developers and brokers in 1997. Included in the distribution list were many of the larger developers in the Twin Cities including United Properties, Opus, Ryan Companies and Welsh Companies.

Although some of these developers appeared interested in the opportunity provided by the RFP, none of them elected to respond at that time,

The HRA is under no obligation to limit its consideration to only proposals received in 1997. The 1997 RFP stated the following:

*'The HRA is under no obligation to select any developer. Following a review of all information, the HRA may instruct staff to seek additional proposals or may decide to redevelop the Site in another manner. The RFP further stated the HRA may ...reject any and all developers submitting qualifications or proposals, obtain proposals from additional developers or proceed to redevelop the Site in a different manner.'*

Executive Director Hughes said the RFP did not mention the possibility of public facilities as part of the development. However, the RFP did clearly open the door for the submission of proposals extending beyond the confines of the Kunz/Lewis properties and several developers submitted plans which included additional properties.

The RFP stated the following:

*"The Site adjoins other properties that may be suitable for inclusion in a redevelopment proposal. The HRA does not own or control any of these properties. The HRA encourages proposers to consider the inclusion of such properties in their redevelopment plans. However, the HRA cannot now commit to assisting with the acquisition of these properties."*

Staff recommended several months ago, that four developers who submitted proposals in 1997 be invited to submit final proposals for HRA consideration. These developers included Frauenshuh Companies, TOLD Development Company, NAMRON Company, and Ron Clark Construction. Following the July 6, 1999, meeting, staff contacted these developers to determine if they remain interested in the development of the properties. All expressed continued interest except Mr. Clark who was not available for comment. Based upon the HRA/Council's comments, we contacted United Properties and Opus corporation concerning their potential interest in development. They both stated their intent to submit proposals if afforded the opportunity.

Letters were received from TOLD Development Company; Frauenshuh Companies; United Properties; OPUS Northwest, LLC; NAMRON Company LLC; Archstone; Stuart Companies; and Ron Clark Construction.

The HRA may limit its consideration to proposals received in 1997 or it may solicit additional proposals. In either case, staff is confident that the HRA will receive several quality proposals to review.

Based upon the fact that over one and one-half years have elapsed since the receipt of proposals, staff believes it appropriate to, 1) invite additional proposals, and 2) allow previous proposers to revise their plans to reflect any changes they wish to incorporate. In that time is of the essence, we recommend that the 1997 RFP not be re-written but

simply modified with an addendum to reflect current thinking and a revised schedule. We recommend the following calendar:

July 23, 1999

Mail RFP with Addendum

August 27, 1999

Deadline for Proposals

This schedule would allow approximately four months for the HRA to evaluate the proposals, select a developer, and enter into letters of intent prior to December 31, 1999.

Following brief Commissioner comments, **Member Kelly made a motion directing staff to prepare and distribute the RFP as proposed with an Addendum including, 1) invitations to additional proposers, and 2) allow previous proposers to revise their plans to reflect any changes they wish to incorporate.** Member Hovland seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Kelly, Maetzold

Motion carried.

There being no further business on the HRA Agenda, Vice Chair Maetzold declared the meeting adjourned.

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Executive Director